



Coliseum Center

670 Oneal Ln, Baton Rouge, Louisiana 70816

Property Highlights

- Newly Constructed Retail Center
- Flexible Floor-Plans
- Located Near the Corner of O'Neal Lane and Old Hammond Hwy
- End-Cap Space Can Accommodate Drive-Thru Services
- O'Neal Lane Traffic Count: +25,000 VPD

Lease Rate

\$16.00 - \$22.00 SF/yr (NNN)



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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AVAILABLE SF: 1,100 - 4,500 SF

LEASE RATE: \$16.00 - 22.00 SF/yr (NNN)

LOT SIZE: 0.92 Acres

BUILDING SIZE: 9,000 SF

ZONING: LC-2



DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	5,844	\$65,542
3 MILES	46,930	\$62,511
5 MILES	135,607	\$67,988

* Figures shown represent estimates

Available Spaces

LEASE TYPE | NNN **TOTAL SPACE** | 1,100 - SF **LEASE TERM** | Negotiable **LEASE RATE** | \$16.00 - \$22.00 SF/yr



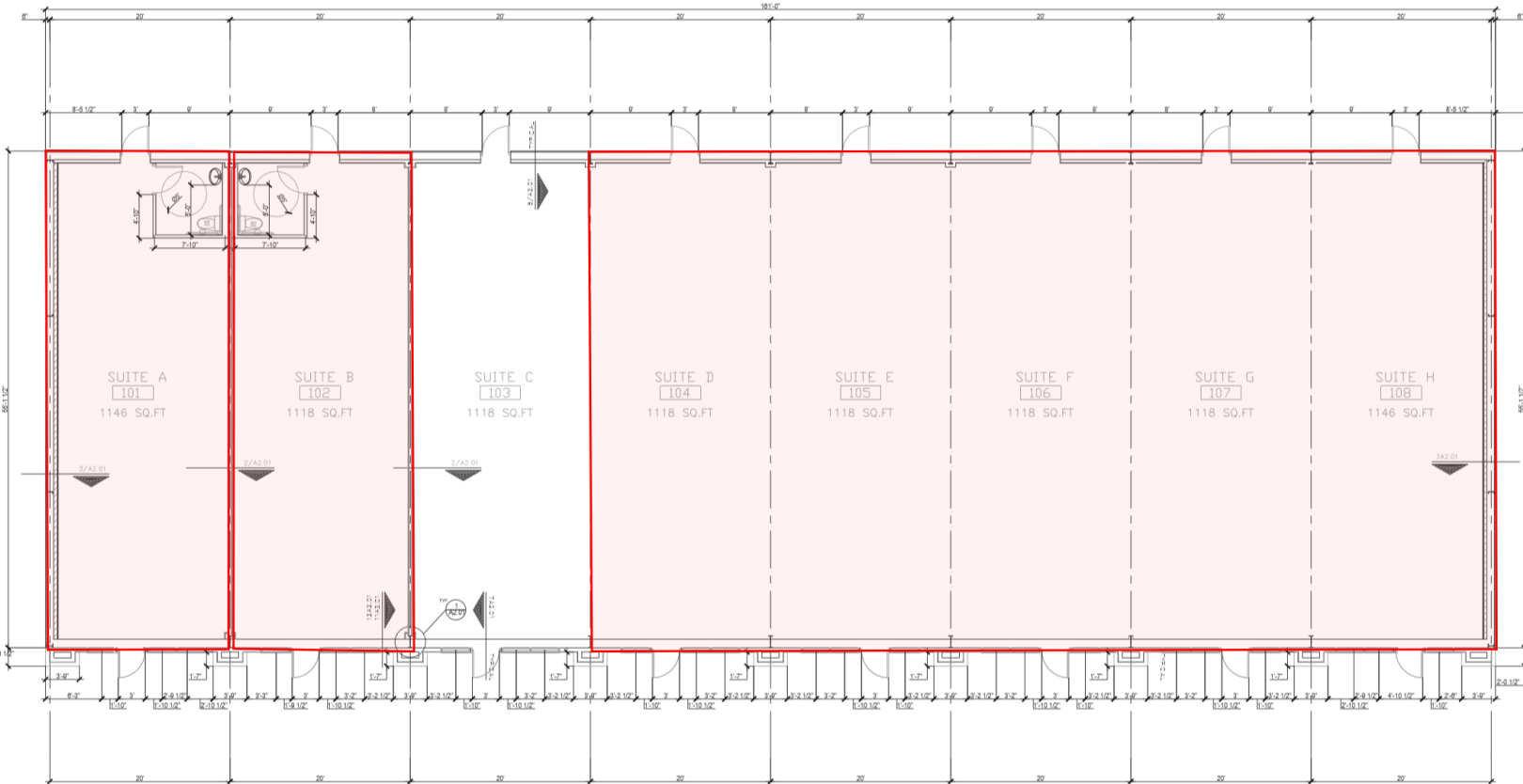
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite E	-	1,118 - 2,264 SF	NNN	\$16.00 SF/yr
Suite F	-	1,118 - 2,264 SF	NNN	\$16.00 SF/yr
Suite G	-	1,118 - 2,264 SF	NNN	\$16.00 SF/yr
Suite H	-	1,146 - 4,500 SF	NNN	\$22.00 SF/yr



Interior Photos

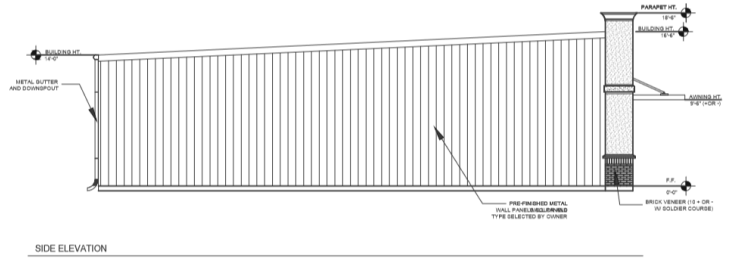
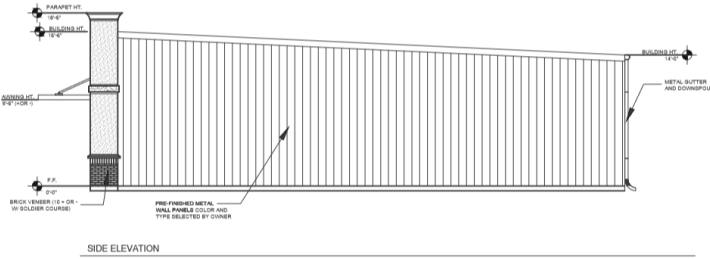
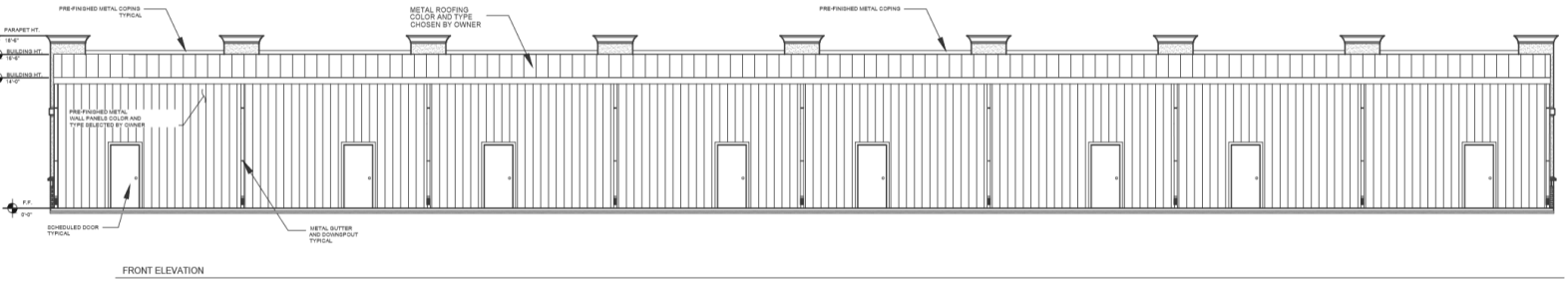
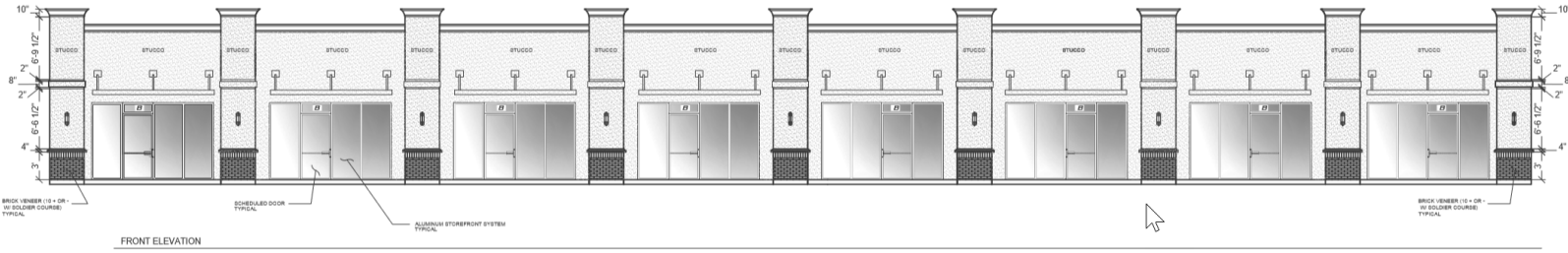


Floor Plan

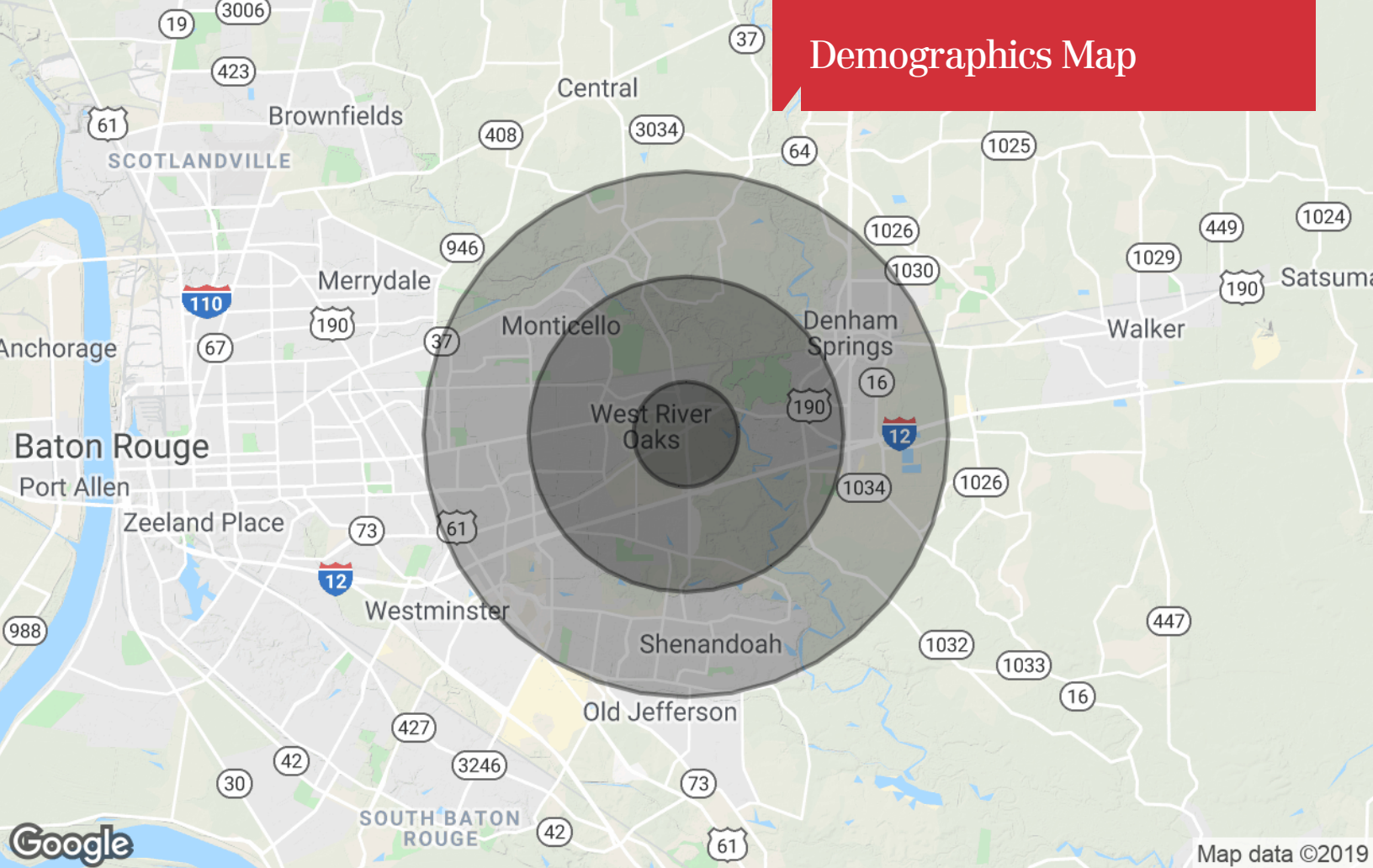


AREA TABULATION

TOTAL SQ.FT. = 9,000 SQ. FT. (APPROX)



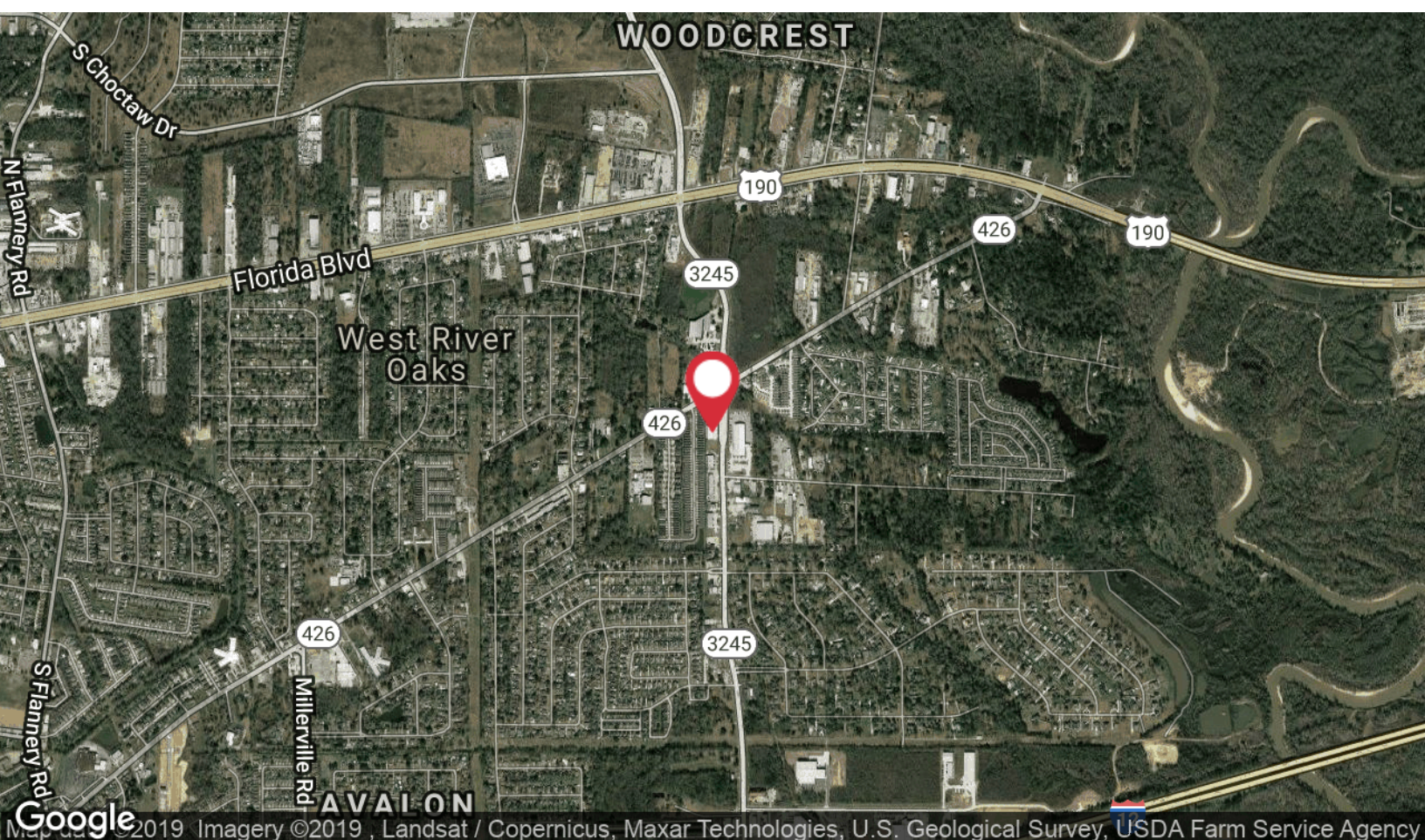
Demographics Map



	1 Mile	3 Miles	5 Miles
Population			
TOTAL POPULATION	5,844	46,930	135,607
MEDIAN AGE	31.9	32.6	35.3
MEDIAN AGE (MALE)	30.4	31.6	34.1
MEDIAN AGE (FEMALE)	33.2	33.8	36.7
Households & Income			
TOTAL HOUSEHOLDS	2,123	17,731	52,425
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$65,542	\$62,511	\$67,988
AVERAGE HOUSE VALUE	\$166,927	\$157,215	\$184,475
Race			
% WHITE	56.0%	51.2%	61.9%
% BLACK	35.4%	41.6%	32.7%
% ASIAN	6.9%	6.1%	4.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.4%	0.3%
% OTHER	1.3%	0.6%	0.7%
Ethnicity			
% HISPANIC	6.5%	5.6%	4.9%

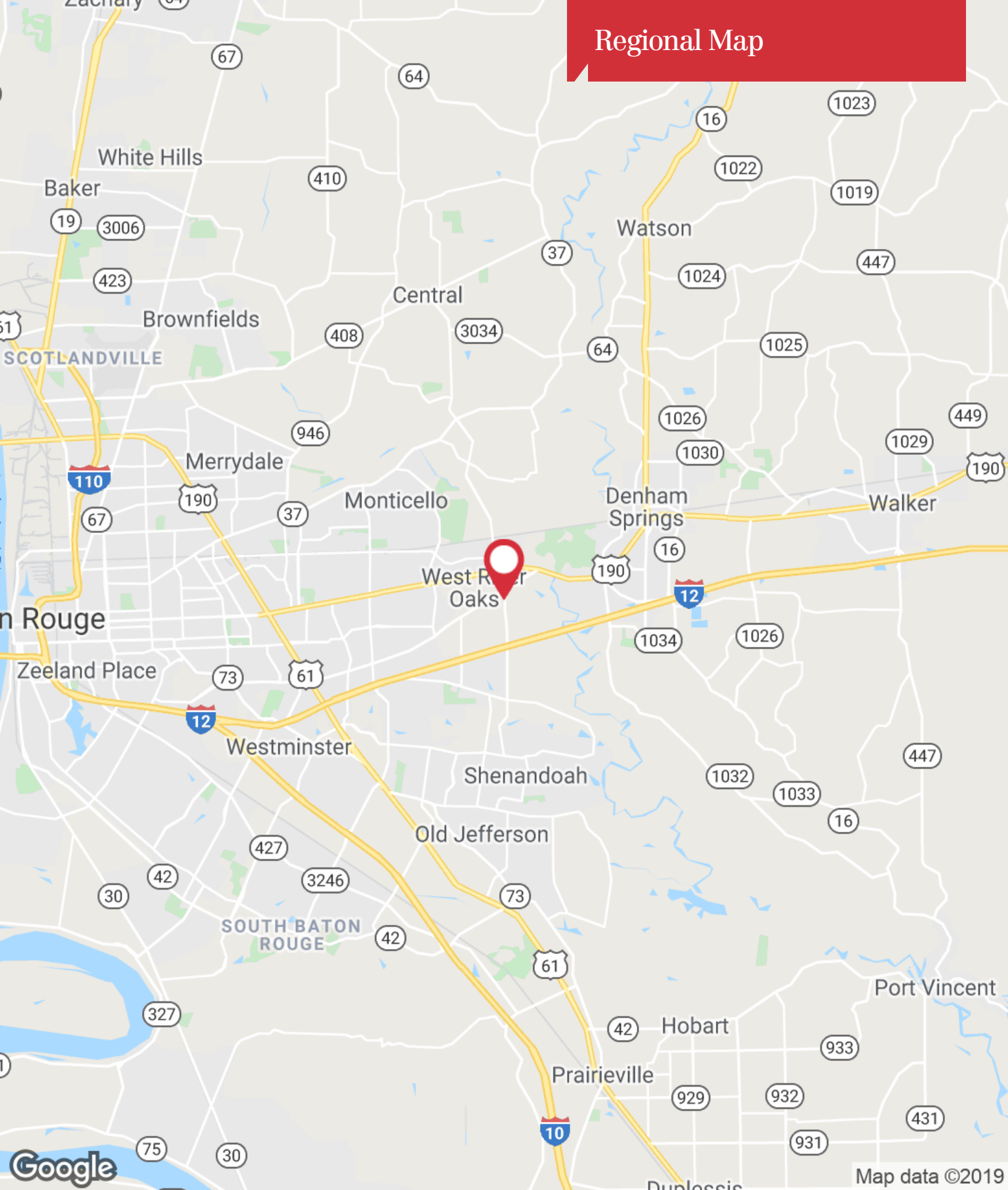
* Demographic data derived from 2010 US Census

Location Maps



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Regional Map



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